

DEPARTMENT OF FINANCE BILL ANALYSIS

AMENDMENT DATE: 06/11/2012

POSITION: Neutral

SPONSOR: California State Firefighters' Association

BILL NUMBER: SB 1394

AUTHOR: Lowenthal, Alan

BILL SUMMARY: Dwelling safety: carbon monoxide and smoke detectors.

This bill would delay submission of building standards for the installation of carbon monoxide detectors in residential buildings from January 1, 2013 to January 1, 2014. This bill would also require a hotel or motel owner to install carbon monoxide devices by January 1, 2016.

FISCAL SUMMARY

There would be no fiscal impact on state agencies as HCD is already working on the standards required by this bill.

COMMENTS

Finance is neutral on this bill because it would provide HCD with sufficient time to develop and adopt of safety standards related to carbon monoxide detectors. Although HCD has begun work on the standards, the International Code Council (ICC) has modified the standards and HCD must incorporate these changes into the standards to be adopted in California. ICC is a uniform code adoption body, and state standards are based on the ICC requirements.

ANALYSIS

1. Programmatic Analysis

Existing law:

- Requires smoke detectors to be installed in all existing multifamily residential dwellings and in existing single-family dwellings that are sold.
- Requires the installation of carbon monoxide devices approved by the State Fire Marshall in each existing dwelling unit that has a fossil fuel burning heater, appliance or fireplace.

This bill would:

- Delay requirements for installation of carbon monoxide detectors that will take effect from January 1, 2013 to January 1, 2014.
- Allow the installation of a fire alarm system with smoke alarms installed in accordance with the State Fire Marshal's regulations in lieu of smoke alarms.
- Add new requirements to home inspectors' smoke detectors checklist.
- Require the installation of carbon monoxide devices in all existing hotel and motel dwelling units by January 1, 2016.

Analyst/Principal P. Abahazi	Date	Program Budget Manager Kristin Shelton	Date
Department Deputy Director		Date	
Governor's Office:	By:	Date:	Position Approved _____ Position Disapproved _____
BILL ANALYSIS			Form DF-43 (Rev 03/95 Buff)

AUTHOR

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ANALYSIS (continued)

Discussion: Chapter 19, Statutes of 2010 (SB 183/Lowenthal), requires an owner of an existing dwelling unit to install a carbon monoxide device approved by the State Fire Marshal by July 1, 2011 for all existing single-family homes and January 1, 2013, for all other existing dwelling units. HCD uses the ICC standards as the basis for the state standards. Because the ICC revised the standards of carbon monoxide detection devices for hotels, dormitories, apartment buildings, hospitals and nursing homes, HCD needs additional time to incorporate these changes into the state standards.

		(Fiscal Impact by Fiscal Year)						
Code/Department	SO	(Dollars in Thousands)						
Agency or Revenue	LA							
Type	CO	PROP					Fund	
	RV	98	FC	2012-2013	FC	2013-2014	FC	2014-2015
								Code
2240/HCD	SO	No		-----	No/Minor Fiscal Impact	-----		3144
<u>Fund Code</u>	<u>Title</u>							
3144	Bldng Stnds Admin Special Revolving Fund							